

SUB-CHAPTER 2.11
PLANNED COMMERCIAL UNIT DEVELOPMENT E-1 REGULATIONS

SECTION

- 14-2.1101. Scope.
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14-2.1101. Scope. The regulations established in this section are intended to provide optional methods of land development which encourage and permit more imaginative solutions to site, environmental and community design problems. Commercial areas thus established are characterized by unified building and site development in harmony with surrounding or adjoining residential areas. Provision is made of usable open space and supportive facilities which are integrated with the overall development through landscape and architectural treatment. (as added by Ord. No. 773, Sec. 3)

14-2.1102. Uses permitted. Within a Planned Development Commercial E-1 as shown on the Zone Map of the City of Alcoa the following uses are permitted.

Antique Shops	Launderette
Apparel Store	Meat Market
Appliance Store	Music Store
Artist Supplies	Notions Store
Bakery Store	Office Supply Store
Barber Shop	Optometrist Shop
Beverage Store	Paint & decorating Shop
Book or Stationery Store	Pharmacy
Camera Shop	Photographic Studio
Delicatessen	Radio & TV Sales & Service
Department Store	Restaurant, Cafeteria
Drug Store	Sewing Machine Sales & Service
Dry Cleaners	Shoe Store, Repair
Florist	Specialty Shop, Clothing
Furniture Store	Sporting Goods Shop
Gift Shop	Supermarket
Hardware	Tailor Shop
Hobby Store	Toy Shop
Ice Cream Shop	Variety Store

Any other shop or store which in the opinion of the Planning Commission will be harmonious to the development, including professional and business offices, provided that the total gross floor area of all office uses shall not exceed twenty (20) percent of the total gross floor area of the entire planned development - commercial; and

a. Bank, branch and drive-in: provided that it is designed as an integral part of the planned development – commercial; and

b. Automobile gasoline service station: provided that it is designed as an integral part of the planned development – commercial (See Article 14-2.502 (3)): and

c. Off-Street parking and loading: in accordance with the requirements in Section 14-2.1906.

d. Signs relating to the entire planned development – commercial, the offices, stores, shops and products sold therein. All business signs and structures shall be designed as an integral part of the planned development – commercial and shall be harmonious with the other design features of the development (as regulated by Chapter 4 of Title 14, Alcoa Municipal Code).

14-2.1103. Building Height and Area Requirements. In no case shall a building or structure exceed eight (8) floors or 96 feet in height. In all cases the land area covered by buildings may not exceed 20% of the total land area, the remaining land shall be used as parking and open space. (as added by Ord. No. 773, Sec. 3)

14-2.1104. Other requirements.

(1) Peripheral setback requirements – All buildings and structures shall be set back from abutting property line separating the E-1 and adjoining property a minimum of thirty-five (35) feet.

(2) Internal lot area, setback, frontage requirements – Internal lot area, setback and frontage requirements within the E-1 shall be as established by the approved detailed development plan.

(3) Protection of adjoining areas – Ornamental or vegetative screening shall be provided where necessary to protect adjoining areas or uses from noise and light and shall be shown on the detailed development plan approved by the Planning Commission. Such screening shall be by a wall, fence or evergreen hedge at least seven (7) feet in height.

(4) All non-residential buildings located within a planned commercial zone, including multi-family residential structures and residential components of mixed-use buildings, shall be designed utilizing a unified overall design concept so as to be architectural compatible with one another. Examples of architectural features which may be important for insuring compatibility include building bulk, height, roof slopes, building orientation, overhangs, exterior materials and facades of building which front public streets.

(5) Administrative procedures – The Planning Commission may recommend the establishment of an E-1 District or an application may be made to the Planning Commission for rezoning to an E-1 District in accordance with the amendment procedures set forth in Section 14-2.2401 of this Ordinance and the following:

a. The application for a zoning change to an E-1 District shall include a concept plan of development of the entire tract at a scale not greater than 1 inch = 50 feet showing the general location of proposed uses of land, proposed points of access and egress, the generalized pattern of buildings and structures and such other information as is essential to an understanding of the proposed development and its relationship to surrounding areas and uses.

b. When and after the proposed E-1 District is established, the owner or proponent of the proposed development shall submit to the Planning Commission for review and approval, a detailed development plan of the proposed development based on the concept plan as expanded to include the following:

1. A legal description and map of the site drawn by an engineer or surveyor licensed to practice in the State of Tennessee at a scale not greater than 1 inch = 100 feet showing the area and boundaries of the site including the location and dimension of adjoining streets and roads, site easements, names of owners of adjoining land, existing buildings or structures, streams and other significant physical features.

2. A site plan – for the proposed development of the site showing the proposed location and dimensions of buildings or structures, internal drives or streets, parking areas, proposed access and agrees to the proposed

development, contours of the site at an interval not greater than two (2) feet, existing and proposed drainage systems, the location and size of existing and proposed utilities, proposed landscaping, outdoor recreation and other design features.

3. Proposed floor plans of all typical units and elevations of proposed buildings or structures at a scale of not less than 1/8 inch = 1 foot.

4. Such other architectural, engineering, soils, geological or other data as may be necessary to explain the site and its proposed development.

5. A proposed schedule of development indicating the approximate date when construction of the project can be expected to begin, the major stages in which it is proposed to be developed, the approximate dates when each stage of development is proposed to begin and end.

6. A market analysis or other similar information including the assumptions on which the proposed development is based, its need or demand related to the proposed schedule of development.

7. An analysis – as appropriate – of the likely impact of the development on adjacent or nearby public streets or roads, utilities, other public facilities or services or its likely impact on adjacent or nearby critical environmental or development areas.

8. Copies of deed restrictions, restrictive covenants, charter and by-laws of proposed merchants or tenants associations or similar legal instruments that concern or will govern the sale or management of the proposed development including a management plan.

The Planning Commission may request such additional information as it deems necessary to review and evaluate the proposed development.

Upon receiving the approval of the Planning Commission, the owner or proponent of the proposed planned development shall record the approved plan in the office of the Registrar of Blount County.

No building permit for building construction or site preparation shall be issued for development in an E-1 District until and unless a development plan approved by the Planning Commission has been recorded in the office of the Registrar of Blount County. If the development is to be completed in phases, permits shall be issued for subsequent phases only on completion of previous phases as certified by the Alcoa Regional Planning Commission who will authorize the City Building Official to review the construction permits.

c. The administrative review process shall include but shall not be limited to the following:

1. When and after the proposed E-1 District is established the owner or proponent of the proposed development shall strictly adhere to all conditions, schedules, and development requirements recommended by the Planning Commission and approved by the Board of Commissioners.

2. When and after the E-1 District is established, the owner or to proponent of the proposed development must submit any modifications or the approved plan that specifically affects established densities for the project; an increase or reduction involving capital investments for the provisions of utilities; changes in marketing strategy and restrictive covenants; modifications affecting publicly dedicated permanent rights of way or easements; and alterations to the approved overall master development plan to the Alcoa Board of Commissioners for review and approval before any changes may be implemented.

3. The owner or proponent of the proposed development must also submit concurrently to the Alcoa Regional Planning Commission duplicate materials as provided for in herein. However, the final approval of any

changes specifically mentioned above shall be the responsibility of the Alcoa Board of Commissioners with the Board reserving the right to request a recommendation from the Planning Commission. (as added by Ord. No. 773, Sec. 3)

14-2.1105. Common open space.

(1) Common open space is defined as an area within a development designed and intended for the use of all owners or tenants of the development or for the use of the public in general.

(2) All land shown on the final plan as common open space must be conveyed under one of the options contained in sub-section 2 of Section 14-2.405 of this Code.

(3) No common open space may be put to any use not specified in the final plan unless the final development plan has been amended to permit that use.

(4) The organization owning the common open space shall have the same authority and shall be governed by the same requirements to levy and collect assessments as contained in Section 14-2.405 of this ordinance and the City shall have the same right to maintain the common open space upon the failure of the organization owning the same to maintain such common open space as is contained in Section 14-2.405 of this ordinance. (as added by Ord. No. 773, Sec. 3)